

**TOWN OF DAVIE  
OPEN SPACE ADVISORY COMMITTEE (OSAC)  
MONDAY, MARCH 24, 2008 - 7:30 P.M.  
ROBBINS LODGE  
4005 HIATUS ROAD, DAVIE, FLORIDA**

**MEMBERS PRESENT**

Linda Greck, Vice Chair  
Christina Pellicane (arrived 7:36 p.m.)  
Donald Burgess  
Toni Webb  
Frances Steier  
Janice Carey  
Casey Lee  
John Capazolli

**MEMBERS ABSENT**

Joyce Steward, Chairperson  
Paul Greenbaum

**STAFF AND GUESTS PRESENT**

Tim Lee, Town of Davie  
Phillip Holste, Town of Davie  
Susan Starkey, District 3 Councilmember  
Kathy Cox, South Florida Trail Riders of Broward Trustee  
Dan Weekley  
Hilda Testa, Recording Secretary, Prototype, Inc.

**1. ROLL CALL**

Vice Chair Greck called the meeting to order at 7:32 p.m. and welcomed new member, John Capazolli.

**2. APPROVAL OF MINUTES**

Vice Chair Greck asked the Committee Members if there were any corrections to the minutes of the November OSAC meeting. One correction on Page 2; the sixth paragraph was missing the word "would" in the first sentence.

**Motion** made by Mr. Burgess and seconded by Ms. Webb, to approve the minutes from January 28, 2008 as amended. In a voice vote, the motion passed unanimously.

For the convenience of those in attendance, the Board decided to take new item 4.3 out of order.

#### **4. NEW BUSINESS**

##### **4.3 Discussion regarding Flamingo Road property for sale by Dan Weekley**

Mr. Weekley stated the Broward County School Board remains interested in the purchase of his property on Flamingo Road; however, it is his preference that the property be considered for a park.

Mr. Weekley advised, at this point, he is a willing seller and would consider splitting the property and even deferring payment for the property to a later date if that would better facilitate the sale of the property for a park site. If the property is to be split, then in exchange for deferring payment, Mr. Weekley asked for a compromise and suggested the zoning of the property with Flamingo Road frontage be changed to commercial zoning. Mr. Weekley further stated the enhanced value of the frontage property due to the zoning change would enable the price of the remaining property to be more negotiable.

The homes east of the property would be buffered from the commercial zoning on Flamingo Road by the park created in the middle of the two sites.

Councilmember Starkey described the location for the benefit of the Board Members and noted that the portion of the property with the 660 feet of road frontage was between a church and the pet resort currently located on Flamingo Road. Councilmember Starkey felt that the property was not conducive for a high school with only 30 acres and 25% of that to be set aside for water retention.

Ms. Webb asked if the parcel is contiguous to the open space parcels located on the corner of Flamingo Road and SW 26<sup>th</sup> Street. Vice Chair Greck replied that the property is not contiguous; however, it is directly on an equestrian trail.

Vice Chair Greck stated that the Weekley parcel had previously been ranked quite favorably. Due to limited funds available to each district, the large size of the property prohibited further negotiations. The possibility of further consideration is very favorable for this property if it were to be divided.

Vice Chair Greck went on to state that purchase of this property would enhance the existing trail system and would like to review the specifics required for acquisition of the Weekley parcel.

Vice Chair Greck explained that once the properties are ranked, the rankings are then forwarded to the Council for due diligence if the acquisition of that property is desired. Councilmember Starkey stated the Council had previous discussions regarding the removal of this property from the list of properties the County was considering.

Ms. Webb stated she was initially interested in the purchase of the property for development into a horse show facility, as the size would allow this type of development. Councilmember Starkey advised at this time, the Town is not financially able to develop the property into a show grounds for equestrian competition, although she would like for Davie to one day have a facility such as the show grounds in Parkland and Plantation.

Councilmember Starkey asked if the Board objects to her starting dialog with the Council to split the property and discuss the logistics of the trail and possible commercial zoning for the road frontage portion. After discussion with the Council, Councilmember Starkey would then bring the item back to the Open Space Advisory Board for a recommendation for approval.

Vice Chair Greck stated that there are approximately 1-½ years remaining to encumber all of the bond money. The focus of the Open Space Advisory Board has been to facilitate new connections and improvements to existing trails. Vice Chair Greck advised the Board Members of her desire to ensure these priorities are met before additional properties are purchased.

### **3. OLD BUSINESS**

#### **3.1 Update on drainage situation at Joy Yoder Park – Tim Lee**

Mr. Lee advised that Mr. Diez had informed him the drainage at the park was a low priority. Ms. Webb advised she had spoken to Mr. Diez and suggested improving the drainage in the round pen only. Ms. Webb suggested to remove the concrete screening sand from the round pen, install road-bed gravel and rolling it flat, then re-installing the concrete screening over the gravel.

Mr. Diez agreed that would solve the most critical of the drainage issues at the park and would be addressed as soon as the three projects their department is currently working on are finished, which is estimated to be 60 days.

#### **3.2 Status of equestrian signs – Tim Lee**

Mr. Lee advised that Mr. Diez had announced that the equestrian caution signs have been proposed as a demonstration project for next year's capital budget and is currently in the process of ranking those improvements.

Vice Chair Greck asked if OSAC could have an opportunity to review the design of the final product before the actual installation. Mr. Lee advised he would talk with Mr. Diez and convey the Board's wishes to approve the final design.

### **3.3 Update on situation with property owners adjacent to east FPL easement –Phil Holste**

Mr. Holste presented poster boards with maps of the area, as the specific routes of the connector trails were not finalized at the last OSAC meeting. As the trail proceeds west from the Batten's property, more discussion is required to determine the exact route. Two properties west of Batten's are currently for sale by the same owner. Negotiating for a trail easement on their north property line would be recommended. As the proposed trail continues west to Wolf Lake, the issue of installing a culvert over two canals arises due to agricultural businesses that are currently located on the FPL property.

Heading east from Davie Road to the turnpike proves to be more of a challenge as there are multiple property owners. Mr. Holste stated contact has not yet been made with any of the property owners.

Ms. Cox stated the north-south corridor proposed on Davie Road would easily facilitate the use of bicycles; however, the equestrian element may have some difficulties due to the close proximity to vehicular traffic. Ms. Cox stated that Mr. Aucamp might be amenable for discussions regarding the trail that would border his property, along with the property previously used for a Horses and the Handicapped program. The Board continued to discuss the ownership of several properties and the possibilities each of the properties held for a potential multi-purpose trail.

Vice Chair Greck asked Mr. Holste as to the next step in the process. Mr. Holste replied that Council support for Staff to send "willing seller" letters and/or direct visits to the property owners would be necessary to continue. Vice Chair Greck stated the link from the Sunny Lake area west to Wolf Lake is critical, as many residents of the area have continued to voice their concern with the lack of safe multi-purpose trails in east Davie.

**Motion** made by Ms. Carey and seconded by Ms. Lee, to request support from Councilmember Crowley and Councilmember Caletka for the acquisition of property for a multi-use trail for east-west access from Wolf Lake, west to the Florida Turnpike.

Mr. Lee stated he thought it would be important to determine the route, as the property on SW 61<sup>st</sup> Avenue is scheduled for review by the Planning and Zoning Board tomorrow. Vice Chair Greck asked Mr. Lee if more direction should be given at tonight's meeting. Mr. Lee advised, as soon as possible.

Discussion ensued regarding the route on the east side of Davie Road. Vice Chair Greck clarified direction for Mr. Lee with regard to the site plan coming up for review, to keep the trail as outlined on the poster board provided by Mr. Holste.

### **3.4 United Ranches Preservation Board meeting update – Tim Lee**

Mr. Lee advised the issue of the United Ranches area connecting to the Davie Trail System or, possibly a pedestrian bridge to allow access from United Ranches to the Robbins Preserve could be addressed at their next meeting. Their next meeting, however, has not yet been scheduled, as the Board only meets when they have an item for discussion.

Vice Chair Greck asked Mr. Lee if contact could be made with the URPB Members for an invitation to the May, 2008 OSAC meeting for discussion of the aforementioned item.

### **3.5 Grant funding for bridges near C-11 canal – Phil Holste/Tim Lee**

Mr. Lee read an e-mail letter from Chair Steward that stated any motions regarding trails be worded "multi-purpose", not equestrian, in order to be eligible for future reimbursement grants. Her e-mail correspondence further stated that she had spoken with Councilmember Crowley regarding the use of Open Space funds for the bridges along Griffin Road and he is willing to work with OSAC to get the multi-use trail bridges completed. Councilmember Crowley will be sending Chair Steward, the plans from Miller Legg, and would like to know if the price quote for \$90,000 was based on those plans. Her e-mail letter stated, "He had thought perhaps installing a bridge from Griffin Road to Orange Drive for people to use linear park would be a solution, but I encouraged him to let people stay on the Griffin Road side. That's probably something he still may bring up." He also mentioned, he had thought about having a foot-traffic-only bridge like the one in front of Town Hall built between the Turnpike and Davie Road to encourage people to use Linear Park.

Councilmember Starkey stated there was much interest from the residents involved in the purchase of Sunny Lake to have a bridge crossing the canal east of SW 61<sup>st</sup> Avenue.

The Board identified the location of the three bridges proposed along Griffin Road. The eastern location is just west of the foot-bridge in front of Town Hall. The second and third bridges would be located at SW 70<sup>th</sup> Avenue and SW 73<sup>rd</sup> Avenue. All three of these bridges are in District 2.

Vice Chair Greck stated that the Town had invested substantial time and money in developing Linear Park and questioned if it made more sense to bring people across the canal to Orange Drive with regard to safety and the demand to use the Griffin Road side as a trail.

Ms. Cox stated the shoulder on Griffin is very wide, compacted and can accommodate maintenance vehicles. The only interruptions of that easement are the canals going south from the C-11 where the bridges are proposed. The vision was to create a loop that went from Orange Drive, over the bridge at 76<sup>th</sup> Avenue back onto the swale of Griffin, east to the walkover bridge or the bridge at 70<sup>th</sup> Avenue.

Ms. Pellicane advised, if people were accessing the trail on Griffin from the south neighborhood, the installation of the bridges would ensure they would have a safe passage to the existing crossovers to Orange Drive.

Vice Chair Greck stated these bridges are critical connections being pursued by residents for numerous years.

**Motion** made by Ms. Pellicane and seconded by Ms. Webb, to recommend Councilmember Crowley move forward with the three bridges on Griffin Road in terms of construction with District 2 Bond dollars as represented by the plans from Miller Legg for multi-purpose trails and bridges. In a voice vote, the motion passed unanimously.

### **3.6 Report on bond funds – Phil Holste**

District 1 – No new transactions to report.

District 2 – The 2 acre site at the Old Davie School has been cleared and sod has been installed. Full re-imbursement from the County has also been received. The Town is still working with the County to clean up the arsenic contamination at the Batten Property.

District 3 – The Town is currently working with the County with regard to cleaning the arsenic from the Devine Parcel. The SW 8<sup>th</sup> Street property has been fenced.

District 4 – No new transactions to report.

Capital Improvement projects are being assembled and a report will be available at a future date. A \$2 million grant application for the Farm Park has been submitted to the State of Florida. The property was ranked 2 out of 12 with the final decision being made in June 2008.

Vice Chair Greck stated that the Davie Area Land Trust had received a grant for landscaping and a butterfly garden at the 8<sup>th</sup> Street Park. The grant required matching funds and the Davie Area Land Trust is embarking on a rapid fund raising campaign to complete the project to raise \$2,000.00 for the trees scheduled to be installed.

#### **4. NEW BUSINESS**

##### **4.1 Discuss revising the purpose of OSAC to include agricultural aspects**

Mr. Lee reported that Chair Steward had received an e-mail from Councilmember Starkey to consider rewording OSAC's purpose to include "maintaining the heritage of agricultural lands in Davie and uses of open lands."

Councilmember Starkey advised the Agricultural Advisory Board was formed to address specific items such as codes and ordinances needing revisions to protect farming activity and related issues. The Board meets every month and would suggest reducing their schedule to meet every other month or merge OSAC and the Agrarian Board. The Town Council Members did not support the merging of the two Board at this time.

Vice Chair Greck advised she feels that the Agricultural Advisory Board deals with a very different aspect of Davie land. In addition, with the development of the Farm Park, there would be additional issues the Agricultural Advisory Board will need to address.

Vice Chair Greck stated she felt the schedules for the two meeting should be merely switched to allow OSAC to meet every month and the Agricultural Advisory Board meet every other month.

Councilmember Starkey stated that the Agricultural Advisory Board had tackled several important issues dealing with ordinances and codes, farmers markets and hurricane preparedness for livestock. In light of the budget constraints all municipalities will be experiencing, perhaps consideration to merge the two Boards to deal with the entire rural aspect of farming and open space could be discussed.

Mr. Burgess commented that the diverse group of individual assembled between the Two Boards would allow for a competent advisory Board for issues of farming and open space.

Ms. Cox stated the purposes of both committees are similar in that the rural aspects of Davie are in need of protection. As the Town grows, the population interested in the rural aspects is being offset by residents looking for affordable housing, paving of equestrian trails, etc. Ms. Cox advised that merging with the Agricultural Advisory Board may strengthen the stand of the residents trying to preserve the rural quality of Davie. Ms. Cox reminded the Board that the Robbins Preserve was once a working cattle farm and orange grove. Part of Davie's history and heritage is farming as well as open space and many of the parcels acquired through the opens space program had formerly been farmland.

Councilmember Starkey stated that she believes the OSAC Members have valuable input as to the way the open space money is spent, not only on parks, but perhaps some type of rural preservation having to do with pastureland or orange groves.

Vice chair Greck stated that each of the Boards have a defined purpose and since the request is to revise the purpose, the Board should look at the actual definitions of the two boards and provide a recommendation after that.

Vice Chair Greck clarified that OSAC would like to meet every month to facilitate a more manageable agenda. An informal show of hands confirmed the Board Members would like to meet monthly. Vice Chair Greck stated that she felt the Open Space Advisory Committee and the Agricultural Advisory Board have not out-lived their purpose. Any hesitation towards merging the two boards could best be addressed by reviewing the definitions of the Boards and discussing it at the next meeting.

Mr. Lee advised he had a copy of the Davie Agricultural Advisory Board's written purpose and read aloud to the Board. "This Board is created to advise the Town Council with regard to any and all matters affecting the agricultural community or the agricultural lifestyle of the Town. Members in so far as possible, shall have experience in agricultural matters related to or occupations or other similar skills."

Mr. Lee also had a copy of the purpose for OSAC and again read aloud to the Board. "This Committee was originally established to provide input to the Town's consultant planning team, preservation of green areas and for the planning process of an open space program. The Committee completed it assignment, the Town Council re-established the Committee to assist the Town in future open space planning."



Vice Chair Greck stated that with the assignment to “assist in future open space planning,” matters of the Farm Park, Battens Property and the continued equestrian and agricultural lifestyle in Davie, presents an obvious overlap of responsibilities.

Councilmember Starkey stated she felt members of the Agricultural Advisory Board should possess farming background other than equestrian knowledge. If the farming interests are not perpetuated, farms are then sold for development. The OSAC could assist in preserving what’s left of the open space in Davie, which includes our farms, not just trails and open areas.

Vice Chair Greck stated that if consolidation is necessary, then OSAC would embrace their new responsibilities, but until that time, perhaps merely switching the schedules at this time would suffice.

Ms. Cox stated that the volume of acres being acquired by the OSAC is growing and the maintenance needed to properly care for these properties continues to grow. As an example, the south side of the Robbins Preserve currently serves as grazing land for cattle and requires little to no maintenance by Town Staff. Newly acquired properties could be used for farming until such time they can be developed into park.

Ms. Cox also stated that perhaps the best use for some of these properties is to continue farming and not be developed into a park, as farming is a major part of Davie’s heritage. When the OSAC was originally formed, preserving agriculture was one of the goals. A marriage of the two purposes of open space may be the answer, as the Town grapples with the cost of maintaining these open lands.

Ms. Webb stated that she had previously suggested keeping the Van Kirk property for cattle grazing until the wetland preserve can be developed. Since the cattle were removed, the property is in dire need of maintenance.

Councilmember Starkey stated that the development of the wetland is moving forward, the only issue left to resolve is the use of the fill. The Farm Park may be used to graze cattle until such time development is possible.

Mr. Burgess suggested the money charged to lease the properties for farming purposes be used to maintain and develop the park.

Vice Chair Greck asked for a show of hands of those Board Members who would entertain the notion of merging the two boards and meet once a month to discuss the agenda items. A show of hand revealed the entire Board was in favor of merging the two Boards, retaining the members of both Boards and the meeting would take place

once a month. A new definition for the new Board representing the interests of both entities would then be necessary.

#### **4.2 Discuss adopting a new code enforcement ordinance for maintaining vegetation on vacant land**

Councilmember Starkey stated that when property is cleared for development and then left vacant for months at a time, it presents an eyesore for the Town. Perhaps an ordinance to require the site to be seeded or brought back to its natural state could be discussed.

As an example, Councilmember Starkey referred to the old Winn Dixie site on Davie Road that was demolished. The asphalt and concrete were left in place with no green vegetation. Another site would be the property at the southeast corner of Griffin Road and Davie Road, again the property was demolished and the existing asphalt and concrete was left.

Councilmember Starkey felt that a minimum standard could be enacted when a property is left in an unfinished condition after six months.

Ms. Lee advised that other municipalities require a perimeter buffer to be installed before the first certificate of occupancy is issued. The Town of Davie's code requires a buffer at 25% build out, but an amendment could be enacted to require the buffer before the first c.o. is issued. This would apply to commercial parcels that have multiple tenants and out parcels waiting to be developed. If the developer were to default and not finish the project, at least the perimeter would be complete and conceal the unfinished portion of the construction site.

Ms. Webb stated that she did not feel OSAC had any authority to make recommendations concerning privately owned properties, but felt the Planning and Zoning Department or the Site Plan Committee could address the issue.

Ms. Lee advised she would bring the item up for discussion at the next Planning and Zoning meeting.

### **5. AGENDA ITEMS FOR NEXT MEETING**

- 5.1** Election of Chair and Vice Chair
- 5.2** Invite United Ranches Preservation Board for discussion of trails and open space
- 5.3** Equestrian sign design review
- 5.4** Update from Public Works regarding the level of service scheduled for the

trails and right-of-ways used for recreational purposes

## **6. COMMENTS AND/OR SUGGESTIONS**

Vice Chair Greck advised the Town Trail Maps are out-dated and in need of up dating. Ms. Webb suggested waiting until the after the bond money has been used for trail and open space acquisition have been completed.

Vice Chair Greck requested an update regarding the survey for the canal behind the Robbins Property. Mr. Lee stated the issue was passed on to Council but no action had yet been taken. Councilmember Starkey advised she would check her in-box for the recommendation and ask that the item be put on the Council agenda for discussion.

Vice Chair Greck also requested an update on the Flamingo Road trail. Mr. Diez had previously stated the trail would be open in approximately 60 days; however, the trail remains closed at the present time. Vice Chair Greck volunteered to contact Mr. Dennis Andresky and Mr. Diez with the inquiry.

## **7. ADJOURNMENT**

**Motion** made by Ms. Webb and seconded by Ms. Pellicane to adjourn the meeting at 10:14 p.m. In a voice vote, the motion passed unanimously.

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Approved

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Chairperson/Committee Member